

# City of Alexandria Development Fact Sheet

## Alexandria West

### Fillmore St. James 5000 and 5001 Echols Avenue [DSUP2016-0007]

#### PROJECT DESCRIPTION

An applicant proposes through a Phasing Amendment and Development Special Use Permit (DSUP) to:

- > DSUP amend request to previously-approved DSUP#2014-0003 to allow construction of two multi-family dwellings to occur in separate phases.
- Western building – 93 affordable units and ground-level day care center in five-story building with 70 parking spaces
- Eastern building – 132 market-rate units in six-story building with 171 parking spaces

The project site is located to the north of the intersection of Seminary Road and Beauregard Street in the City's West End. It measures a total of 3.12 acres (135,850 square feet) and comprises two existing lots and recently-vacated public right-of-way. The project site is located within the boundaries of the Alexandria West Small Area Plan and immediately adjacent to the Beauregard Small Area Plan area. It is bounded by Fillmore Avenue to the north and east, the Hermitage assisted living facility to the south, and single family homes to the west on Echols Avenue. The site was previously occupied by the St. James Methodist Church, which had two structures on the property: a sanctuary and an administration building.

#### KEY ISSUE

Key issues that have been addressed by City Staff, the Applicant and neighborhood residents include issues related to:

- > Phases of Development
  - The applicant's proposal to divide the multifamily residential project into two different construction phases, while not included in the original proposal that City Council approved approximately 18 months ago, provides construction flexibility for the overall project. The project would continue to conform to the City's adopted plans and policies and to provide several benefits, including the construction of 93 affordable housing units in the City.

Eastern (Market Rate) Building



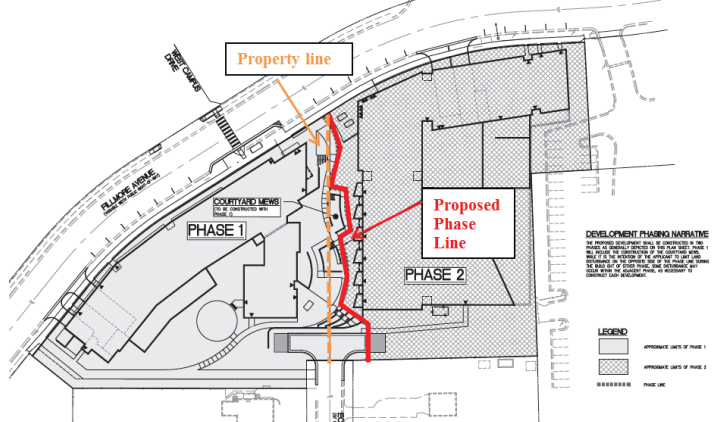
Western (Affordable) Building



Site Plan



Proposed Construction Phasing



# Fillmore St. James 5000 and 5001 Echols Avenue

[DSUP2016-0007]

## Alexandria West

<b>Site Address:</b> 5000 & 5001 Echols Avenue		<b>Lot Area:</b> 3.12 acres (135,850 SF)	
<b>Current &amp; Proposed Zone:</b> CRMU-M / Commercial Residential Mixed-Use - Medium		<b>Current Use(s):</b> Church <b>Proposed Use(s):</b> Residential with day care center	
	<b>Required/ Permitted</b>	<b>East Building</b>	<b>West Building</b>
<b>FAR</b>	1.0 2.0 with SUP	<b>Previous:</b> 1.6 <b>Current:</b> 1.6	<b>Previous:</b> 1.81 <b>Current:</b> 1.85
<b>Parking</b>	<b>Previous:</b> (incl. visitor): 224 spaces (East) 198 spaces (West) <b>Current:</b> 171-179 spaces (East) 62 residential + 8 day care = 70 (West)	<b>Previous:</b> 199 <b>Current:</b> 171	<b>Previous:</b> 70 <b>Current:</b> 70
<b>Loading Spaces</b>	None	1	1
<b>Height</b>	70 feet (per Small Area Plan)	<b>Previous:</b> 65 feet <b>Current:</b> 65 feet	<b>Previous:</b> 58.5 feet <b>Current:</b> 60 feet
<b>Requested Zoning Modifications:</b>			
Development Special Use Permit to construct two multi-family residential buildings and associated improvements to proceed in separate construction phases.			
<b>Previous Approvals under DSUP 2014-0003:</b> <ol style="list-style-type: none"><li>1. Master Plan Amendment (MPA#2014-0008) to the Alexandria West Small Area Plan for a height increase at the property</li><li>2. Rezoning (REZ#2014-0008) of the site from R-12 / Single-Family zone to CRMU-M / Commercial Residential Mixed-Use – Medium</li><li>3. Development Special Use Permit (DSUP#2014-0003) with site plan and subdivision and including SUPs for a parking reduction and for an increase in maximum allowable FAR from 1.0 to 2.0</li><li>4. Transportation Management Plan (TMP) Special Use Permit #2014-0096</li><li>5. Vacation of public right-of-way (VAC#2014-0003) representing the entirety of the cul-de-sac at the end of Echols Avenue.</li></ol>			

## CONTACT INFORMATION

### Project Planner

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[alexandriava.gov/development](http://alexandriava.gov/development)



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